WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/30/12 14:04 2 pgs
Fees:13.00 Taxes:1184.00
20120330-0027236

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson) 12-02-012

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th day of March, 2012

Notary Public

My Commission Expires: 09/09/14 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
EVAN RITTENBERG	REGIONS BANK D/B/A REGIONS MORTGAGE	104-05-0
(NAME) 3529 Central Avenue	(NAME) 2050 Parkway Office Circle	389.00
(ADDRESS) Nashville, TN 37205	(ADDRESS) Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JAMES C. PRENDERGAST AND SPOUSE, ELLEN R. PREDERGAST**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **EVAN RITTENBERG, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Lot No. 116, on the Plan of Richland Realty Company's Second Subdivision, Division "B", of record in Book 3332, Page 92, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot No. 116 fronts 50 feet on the southeasterly margin of Central Avenue and extends back 190 feet, more or less, on the northeasterly line and 191 feet on the southwesterly line to a 15 foot alley in the rear measuring 50 feet thereon.

BEING the same property conveyed to JAMES PRENDERGAST AND SPOUSE ELLEN R. PRENDERGAST, by Deed from REBEKAH WALKER, MARRIED, dated September 27, 2000, of record in Instrument No. 20001004-0098482, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed on behalf of **JAMES C. PRENDERGAST** pursuant to a power of Attorney executed by same on the _____day of March, 2012, and being filed for record in Instrument No. 20120330-0027235, and being recorded simultaneously herewith.

THIS instrument is being executed on behalf of **ELLEN R. PRENDERGAST** pursuant to a power of Attorney executed by same on the _____day of March, 2012, and being filed for record in Instrument No. 20120330-0027234, and being recorded simultaneously herewith.

BEING unimproved ☐
Improved ☒ property known as: **3529 Central Avenue, Nashville, TN, 37205.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS WHEREOF, our hands, this 30th day of March, 2012

JAMES C. PRENDERGAST

James C. Prendergast by

By: Martin A. Kooperman Atty-in-Fact
MARTIN A. KOOPERMAN, ATTORNEY-IN-FACT

ELLEN R. PRENDERGAST

Ellen R. Prendergast by

By: Martin A. Kooperman, Atty-in-fact
MARTIN A. KOOPERMAN, ATTORNEY-IN-FACT

STATE OF Tennessee)
COUNTY OF Davidson)

On this 30th day of March, 2012, before me personally appeared **MARTIN A. KOOPERMAN**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **JAMES C. PRENDERGAST AND WIFE, ELLEN R. PRENDERGAST**, and acknowledged that he executed the same as the free act and deed of the said **JAMES C. PRENDERGAST AND ELLEN R. PRENDERGAST**.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of March, 2012.

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9/9/14

Notary Public

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.
2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.
3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Martin A Kooperman Atty in fact
MARTIN A. KOOPERMAN, AFFIANT

Sworn to and subscribed before me this 30th day of March, 2012

My Commission Expires: 09/09/14

Notary Public

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Peter Weiss

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: ~~09/09/14~~ 11-3-15

Notary Public

BROOKE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON